

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**ZON-36347 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JUSTO SATARAY** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 216 North Lamb Boulevard (APN 140-32-310-003), Ward 3 (Reese)

**C.C.: 01/20/2010**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**1**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**3**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda - Telephone Protest Log and Support Postcard for Items 11 and 12

Motion made by RICHARD TRUESDELL to Hold in abeyance Items 11 and 12 to 1/28/2010

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 11 and 12.

STEVE GEBEKE, Planning and Development, stated the site consists of two lots: a medical office situated on the north lot and residential on the south lot. The applicant desires to combine the two lots to build a new medical office. The rezoning is required to accommodate the commercial uses and conform to the surrounding uses. Due to the limited size of the lots and

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layout, landscaping is not provided, but the requested waivers are typical of other similar requests. Staff recommended approval.

TODD FARLOW preferred to see landscaping and development that is per Code compliant.

After the items were trailed, the Commissioners discussed with the applicant's representative, DAVID RODRIGUEZ, 2441 Old Forge Lane, their concerns dealing with the building façade, landscaping, color scheme and parking. COMMISSIONER EVANS expressed concern for these single family conversions within existing residential developments. The City is only complaint driven for inspections which is an issue, as it is important that these conversions do not become blight. He believed the sign on the building should be professional and desired a development that is more aesthetically pleasing to the eye.

COMMISSIONER TRUESDELL relayed an example of developments along Jones Boulevard, between Charleston Boulevard and the 95 Freeway, where there are some conversions that have been done well and some poorly. He disagreed with the proposed zero landscaping and asked for a more attractive and detailed plan. In addition, Professional Office zoning would be more appropriate, as well as a more appealing color scheme.

As a precautionary measure, DEPUTY CITY ATTORNEY JIM LEWIS confirmed that MR. RODRIGUEZ had the authority to discuss and accept changes or conditions for the applicant, who was not present.

CHAIR TROWBRIDGE and COMMISSIONERS FLANGAS and ELLSWORTH agreed with the other Commissioners' concerns and stressed that the applicant needs to bring back a better coordinated and attractive development. COMMISSIONER FLANGAS pointed out that the backup included an artist's rendition of a combined building and was wondering if it could dispel some of the Commissioners' concerns. CHAIR TROWBRIDGE understood but was not sure that the Commission could hold the applicant to that development scheme. MARGO WHEELER, Director of Planning and Development, pointed out that, if approved, the applicant is required to fulfill the elements of the design and elevations shown once the building is completed. In addition, signage will have to meet Code.

COMMISSIONER EVANS confirmed with MICHAEL TURNER, who was also representing the applicant, that the Canary Date Palm tree is no longer on site and has been relocated to the applicant's home. MR. RODRIGUEZ offered to work on having landscaping in the rear and make the parking more fluidly. In addition, the color scheme will be changed. He confirmed for COMMISSIONER TRUESDELL that there is a cross access agreement, and Republic Services will continue to pick up trash. He was open to any and all conditions placed on the applications.

The Commission and MR. TURNER agreed it was prudent to hold the items in abeyance in hopes of a better design that addresses the Commission's concerns.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 11 and 12.